

In re:  
Leslie Klein  
Debtor

Case No. 23-10990-SK  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0973-2  
Date Rcvd: May 18, 2023

User: admin  
Form ID: pdf042

Page 1 of 3  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 20, 2023:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 20, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 17, 2023 at the address(es) listed below:

Name	Email Address
Alan G Tippie	on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com
Alex M Weingarten	on behalf of Interested Party Courtesy NEF amweingarten@venable.com lfcarter@venable.com
Baruch C Cohen	on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Plaintiff Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Brandon J Iskander	on behalf of Creditor Erica Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brandon J Iskander	on behalf of Creditor Joseph Vago biskander@goeforlaw.com kmurphy@goeforlaw.com

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Clarisse Young	on behalf of Interested Party Courtesy NEF youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Creditor Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Plaintiff Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Dane W Exnowski	on behalf of Interested Party Courtesy NEF dane.exnowski@mccalla.com bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Gary Tokumori	on behalf of Interested Party Courtesy NEF gtokumori@pmcos.com
Greg P Campbell	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepite.com gc@ecf.inforruptcy.com;gcampbell@aldridgepite.com
John P. Ward	on behalf of Creditor U.S. Bank N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2 jward@attleseystorm.com, ezhang@attleseystorm.com
Joshua L Scheer	on behalf of Creditor Ajax Mortgage Loan Trust 2021-D Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com
Krikor J Meshefejian	on behalf of Interested Party Life Capital Group LLC kjm@lnbyg.com
Mark M Sharf (TR)	mark@sharflaw.com C188@ecfbis.com;sharf1000@gmail.com;2180473420@filings.docketbird.com
Michael Jones	on behalf of U.S. Trustee United States Trustee (LA) michael.jones4@usdoj.gov
Michael I. Gottfried	on behalf of Interested Party Courtesy NEF mgottfried@elkinskalt.com cavila@elkinskalt.com,lwageman@elkinskalt.com,docketing@elkinskalt.com
Michael I. Gottfried	on behalf of Creditor A. Gestetner Family Trust mgottfried@elkinskalt.com cavila@elkinskalt.com,lwageman@elkinskalt.com,docketing@elkinskalt.com
Michael I. Gottfried	on behalf of Creditor Gestetner Charitable Remainder Unitrust mgottfried@elkinskalt.com cavila@elkinskalt.com,lwageman@elkinskalt.com,docketing@elkinskalt.com
Michael Jay Berger	on behalf of Plaintiff Leslie Klein michael.berger@bankruptcypower.com yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com
Michael Jay Berger	on behalf of Debtor Leslie Klein michael.berger@bankruptcypower.com yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com
Michael L Wachtell	on behalf of Interested Party Courtesy NEF mwachtell@buchalter.com
Nikko Salvatore Stevens	on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 nicky@cym.law
Nikko Salvatore Stevens	on behalf of Creditor Franklin Menlo nicky@cym.law
Paul P Young	on behalf of Creditor Franklin Menlo paul@cym.law jaclyn@cym.law
Paul P Young	on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 paul@cym.law, jaclyn@cym.law
Paul P Young	on behalf of Interested Party Courtesy NEF paul@cym.law jaclyn@cym.law
Reem J Bello	on behalf of Interested Party Reem J Bello rbello@goeforlaw.com kmurphy@goeforlaw.com
Reem J Bello	on behalf of Defendant Joseph Vago rbello@goeforlaw.com kmurphy@goeforlaw.com
Reem J Bello	on behalf of Defendant Erica Vago rbello@goeforlaw.com kmurphy@goeforlaw.com

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Reem J Bello	on behalf of Plaintiff Erica Vago rbello@goeforlaw.com kmurphy@goeforlaw.com
Reem J Bello	on behalf of Plaintiff Joseph Vago rbello@goeforlaw.com kmurphy@goeforlaw.com
Robert P Goe	on behalf of Plaintiff Erica Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Defendant Joseph Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Creditor Erica Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Creditor Joseph Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Interested Party Robert P Goe kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Defendant Erica Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Plaintiff Joseph Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Ron Maroko	on behalf of U.S. Trustee United States Trustee (LA) ron.maroko@usdoj.gov
Roye Zur	on behalf of Interested Party Courtesy NEF rzur@elkinskalt.com cavila@elkinskalt.com;lwageman@elkinskalt.com;1648609420@filings.docketbird.com
Steven M Mayer	on behalf of Plaintiff Jeffrey Siegel smayer@mayerlawla.com
Steven M Mayer	on behalf of Interested Party Courtesy NEF smayer@mayerlawla.com
Theron S Covey	on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust tcovey@raslg.com, sferry@raslg.com
United States Trustee (LA)	ustpregion16.la.ecf@usdoj.gov
TOTAL: 46	

Robert P. Goe - State Bar No. 137019  
Brandon J. Iskander - State Bar No. 300916  
**GOE FORSYTHE & HODGES LLP**  
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Attorneys for Judgment Creditors Erica and Joseph Vago



**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:

LESLIE KLEIN,

Debtor,

Case No. 2:23-bk-10990-SK

Chapter 11 Proceeding

**ORDER GRANTING MOTION TO  
DISALLOW DEBTOR'S CLAIM OF  
HOMESTEAD EXEMPTION  
PURSUANT TO 11 U.S.C. § 522(q)**

Date: May 17, 2023  
Time: 9:00 a.m.  
Place: Courtroom 1575  
U.S. Bankruptcy Court  
255 E. Temple Street  
Los Angeles, CA 90012

On May 17, 2023, at 10:00 a.m., the Court held a hearing regarding Erica and Joseph Vago's (the Vagos) "Motion to Disallow Debtor's Claim of Homestead Exemption Pursuant to 11 U.S.C. § 522(q)" (Motion). Docket #71. Leslie Klein (Klein) filed an "Opposition to Motion to Disallow Debtor's Claim of Homestead Exemption . . ." (Opposition). Docket #106. The Vagos filed a "Reply to Debtor's Opposition . . ." (Reply). Docket #119.

Appearances were noted on the record.


1 After considering the Motion, the Opposition, and the Reply, and based on the findings of  
2 facts and conclusions of law which were stated on the record at the hearing, the Court hereby  
3 ORDERS as follows:

- 4 1. The Motion is granted.
- 5 2. Pursuant to 11 U.S.C. § 522(q), the exemption asserted by the Debtor in the real  
6 property located at 322 N. June Street, Los Angeles, CA 90004 ("Property") is reduced to  
7 \$189,050. All amounts claimed as an exemption in the Property in excess of \$189,050 are  
8 disallowed.

9 IT IS SO ORDERED.

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23 Date: May 17, 2023

  
Sandra R. Klein  
United States Bankruptcy Judge